

Public Hearing - 40R Zoning Bylaw

December 3, 2018 - excerpt from Board of Selectmen minutes approved on January 8, 2019

Mr. Morgan opened the Public Hearing regarding 40R Zoning Bylaw.

Mr. Zehner, Director of Planning, and Judi Barrett, consultant to the Town, joined the Board.

Ms. Freiman recused herself from the conversation.

Mr. Zehner provided details for the proposed Wellesley Office Park project and the 40R zoning bylaw implications. He stated the public hearing was a required step before the submission of the project could be sent to the state. He continued to review the project proposal and the current zoning for the project location. He provided detail regarding the use of 40R zoning to develop the property. He reviewed the anticipated phases and the master plan as it was designed. He reviewed the structure of the proposed areas, which buildings would remain and those that would be redesigned or replaced. He provided an overview of the differences between the current zoning laws for the property and the changes for uses under 40R. He noted 25% of the units would be added to the subsidized housing inventory and all units would count toward the total subsidized housing for the Town as they are planned to be rented. He noted parking would need to be addressed. He reviewed the overall approval process and its estimated time schedule. Ms. Barrett provided a review of the 40R regulation and its background. She noted that 40R requires that at minimum of 20% of units must be affordable units. She reviewed the major provisions of the different regulations for zoning laws; 40A and 40R. Mr. Zehner reviewed several Town policies as well as housing provisions in the Unified Plan that related to the discussions of the proposed projects. He noted that discussions about this project had begun with several Town offices such as MLP, DPW, and public safety. The applicant had provided the Town with a gift to engage BETA for a peer review traffic study and had been in discussions with the Town Engineer. He requested the public hearing be continued to a future date when more information and public comments could be discussed.

The Board made inquiries regarding the overall proposal and discussed the proposed zoning bylaw changes. Mr. Morgan continued the public hearing to a future time and date anticipated to be in January

January 28, 2019

Ms. Freiman recused herself from the conversation.

Ms. Gibbs moved to reopen the Public Hearing on the 40R Zoning District at Wellesley Office Park. Ms. Sullivan-Woods seconded the motion. The Board voted 4-0 to approve the motion.

Mr. Michael Zehner, Planning Director, and Mr. Chris Heep, Town Counsel, joined the Board.

Mr. Zehner provided the Board with a presentation that summarized the details of the Wellesley Office Park project, the expected contents of the 40R zoning bylaw, and the progress on the application for preliminary eligibility. Mr. Zehner also reviewed how the proposed

project is consistent with goals outlined in the Town's Unified Plan and Housing Production Plan.

Members of the Board of Selectmen discussed various aspects of the project, including the timing of Town reviews and when units would be added to the Town's Subsidized Housing Inventory, whether housing units would be rental or condo and how the nature of those units would be guaranteed, and the benefits of 40R over 40A or 40B. The Board also inquired as to whether the Wetlands Protection Committee and Natural Resources Commission had provided input. Mr. Zehner and Mr. Heep provided details on these topics, noting specifically that the rental nature of the units would be secured through a development agreement and that the WPC and NRC had been part of a series of TDRT meetings and had also submitted comments independently.

Mr. Peter Tamm joined the Board and provided a brief overview of the proposed project and the developer's intentions for the site.

Mr. Morgan asked if there were any comments from the public. There were none.

Ms. Gibbs moved to close the Public Hearing on the 40R Zoning District at Wellesley Office Park. Ms. Sullivan-Woods seconded the motion. The Board voted 4-0 to approve the motion.

Ms. Gibbs moved to authorize the chair to execute an Application for Preliminary Determination of Eligibility for 40R zoning for the proposed redevelopment of Wellesley Office Park. Ms. Sullivan-Woods seconded the motion. The Board voted 4-0 to approve the motion.